

COUNTY OF HENRICO PLANNING OFFICE

WAREHOUSE/OFFICE FACIL.

29-BI-53

VARINA DISTRICT

C-33C-89



JAS



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

W.F. LaVECCHIA, P.E., AICP
County Manager

May 16, 1989

Re: Conditional Rezoning Case C-33C-89

The Stanley Works
a Connecticut Corporation
World Headquarters
New Britain, CT. 06050

Gentlemen:

The Board of Supervisors at its meeting on May 10, granted your request to conditionally rezone from M-1 Light Industrial to M-2C General Industrial District (Conditional), property described as follows:

Parcel 29-B1-53:

Parcel A:

Beginning at a point on the N. line of Charles City Road said point of beginning being 768.34' west of the W. line of Laburnum Avenue extended; thence northwardly from said point of beginning along the E. line of the C & O Railway Company Right of Way N. $4^{\circ} 47' 24''$ E., 414.45' to a point; thence northwardly N. $11^{\circ} 54' 53''$ E., 112.87' to a point; thence northwardly N. $4^{\circ} 47' 24''$ E., 463.73' to a point on the north property line of Parcel "A"; thence eastwardly S. $85^{\circ} 12' 36''$ E., 669.83' to a point on the west line of Laburnum Avenue; thence southwardly along the W. line of Laburnum Avenue S. $4^{\circ} 47' 24''$ W., 918' to a stone marking the beginning of a curve to the right, said curve having a central angle of $0^{\circ} 59' 35''$, a radius of 11,409.16', a tangent of 98.88' for a length of 197.75' to a rod marking the end of the curve; thence southwardly S. $10^{\circ} 21' 55''$ W., 127.70' to a rod marking the beginning of a curve to the right, said curve having a central angle of $115^{\circ} 54' 48''$, a radius of 93.50', a tangent of 149.38' for a length of 189.16' to a rod on the N. line of Charles City Road marking the end of said curve; thence northwardly along the N. line of Charles City Road N. $53^{\circ} 43' 17''$ W., 618.96' to the point of beginning, containing 18.443 acres.

Parcel B:

Beginning at a point of the N. line of Charles City Road 815.24' west of the W. line of Laburnum Avenue Extended; thence from said point of beginning westwardly along the N. line of Charles City Road N. $53^{\circ} 43' 17''$ W., 253.89' to a rod; thence northwardly N. $18^{\circ} 44' 03''$ E., 858.37' to a rod; thence eastwardly S. $85^{\circ} 12' 36''$ E., 9.65' to a point on the W. line of the C & O Railway Company Right of Way; thence southwardly along the W. line of the C & O Railway Company Right of Way S. $4^{\circ} 47' 24''$ W., 965.69' to the point of beginning, containing 2.492 acres.

The Board of Supervisors accepted the attached seven proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance).

The Stanley Works
a Connecticut Corporation
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The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

Robert J. Pallett
for W. F. LaVecchia, P.E., A.I.C.P.,
County Manager

Attachments:

cc: Clerk, Board of Supervisors
Supervisor, Real Estate Assessment
Conditional Zoning Index
Mr. Walter F. Witt, Jr.

**First Amendment of Proffered Conditions
to Accompany the Application of
The Stanley Works for Change of Zoning Classification
for Property Situated at the Northwest Corner of
Laburnum Avenue and Charles City Road**

1. The property shall be used only for the following uses permitted under the M-2 zoning classification:

- a. Any principal use permitted ~~and~~ in the "M-1" district, except for the requirement that certain uses be conducted within enclosed buildings. 2627
- b. The following uses when located at three hundred feet from any existing "R" district.
- (1) Foundrycasting lightweight nonferrous materials, or electric foundry not causing noxious fumes or odors.
 - (2) Structural steel fabricating plant.
 - (3) Railroad yards and shops; machine shops.
- c. The following uses when located at least six hundred feet from any "R" district.
- (1) Acetylene manufacture or storage.
 - (2) Boiler shop, metal working shop employing reciprocating hammers or punch presses over seventy-five tons rated capacity.
 - (3) Bottled gas (flammable or noxious) storage or distribution depot.

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- (4) Enameling, lacquering, or japanning.
- (5) Forge or foundry works.
- (6) Bulk storage or distribution plant for inflammable liquids (other than an automobile service station) for above ground storage of not to exceed eighty thousand gallons capacity.
- (7) Junk storage, dismantling, sorting, or bailing, including iron, rags, paper, lumber, automobiles, and the like, when conducted entirely within an enclosed building.
- (8) Linoleum, oil cloth, or oiled goods manufacturing.
- (9) Sandblasting or cutting.
- (10) Steam power plant, other than accessory plant.
- (11) Wire or rod drawing, nut, screw or bolt manufacturing.
- (12) Vehicle storage area; provided, that it shall be within an enclosed area which is shielded or screened from public view.

2. All buildings on the property shall be set back at least fifty-feet from the ~~existing~~ right of way lines of Laburnum Avenue and Charles City Road.

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3. All loading and unloading areas on the property shall be screened from view from Laburnum Avenue by using vegetation consisting of evergreens, shrubbery and, to the extent practicable, the existing undisturbed natural vegetation. Underbrush, fallen, diseased or dead plant growth shall be removed from such screening.

4. Landscaping shall be maintained in islands on the portion of the property reserved for parking. Such islands shall be landscaped with shrubbery and vegetation aesthetically compatible with the landscaping and development of the property.

5. All exterior surfaces of the building to be constructed on the property shall be designed and constructed predominately of concrete aggregate panels, precast panels and masonry products and shall be aesthetically compatible with the landscaping and development of the property and the other uses in the vicinity of the property.

6. Lighting standards on parking lots on the property shall not exceed thirty-five feet in height. Lighting for the parking lots shall be situated so as to minimize the impact on other properties in the vicinity.

7. Not more than two means of access to the property shall be permitted on Charles City Road and not more than two means of access to the property shall be permitted on Laburnum Avenue unless otherwise required by any governmental body having jurisdiction with respect thereto.

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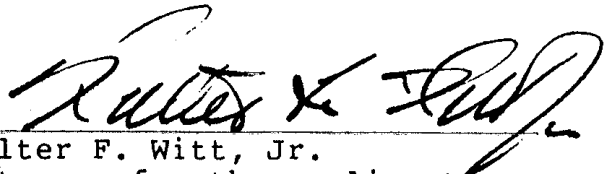
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ACCEPTED BY THE
BOARD OF SUPERVISORS
ON MAY 10, 1989

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By



Walter F. Witt, Jr.
Attorney for the applicant
and the owner of the
property described in the
application for rezoning

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MAY 10, 1989

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